



December 9, 2017

**BUDGET SENT;
MONTHLY FEE UNCHANGED**

Last month, all owners were sent a copy of the 2018 Budget with the “projected” year-end figures. In January, you will receive another copy with “actual” year-end numbers. As you may recall, the monthly fee will remain the same for next year. In other words, **EFFECTIVE JANUARY 1, 2018**, the monthly association fee is....

\$370.00

If you are tired of having to send a monthly check, paying for stamps and envelopes, and wish to sign up for the auto pay program, please call 805-569-1121.

**INSTRUCTIONS TO USE
SAUNA HEATER REMINDER**

For your enjoyment and safety, as a reminder, please remember to rinse pool or Jacuzzi water off before entering the sauna room. Please only use minimal water on the heater rocks and please do not use pool or Jacuzzi water as they contain an excess of chlorine. For obvious health reasons, please do not stay in the sauna room too long as one may get overheated. Again, please remember, use at your own risk.

While on the topic of the pool area, please remember that there's no smoking or glass containers allowed. When entering or exiting, please make sure the pool gates are properly latched to prevent accidents or trespassers. Thank you.

CHECKUP ON INSURANCE ENCOURAGED

At times like this, we are reminded of how important it is to have proper and sufficient insurance. It would be a good idea to discuss your current insurance coverage with your insurance agent. When discussing with your agent, you may want to discuss about “loss assessment” insurance in case of a catastrophic event. You should also have insurance for personal items and liability inside your unit. Please make sure that your personal insurance will cover the Association deductible (\$10,000) and to get everything in writing. The Assoc insurance agent is Jose Glez of Timothy Cline Agency, 800-966-9566.

**COLLECTION BEING SOUGHT FOR
OUR GARDENER**

As residents of the Grove, we are grateful to have the landscaping services of Jose Soto from Enviroscaping. Jose has been with us for many years and works diligently to keep our complex attractive. In previous years, many residents have given a holiday gift as a token of their appreciation. For those interested, please make your checks (please, no cash) payable to “JOSE SOTO” and send them to the following address:

Eucalyptus Grove HOA
Attn.: James Nguyen
3944 State St. #200
Santa Barbara, CA 93105

Please make sure to indicate on the check memo line “EG Gardener Gift”. **Please send your checks in by December 18, 2017**, so that the gift can be given to him later that week. Many thanks to the dozen or so who have mailed in their checks.

SITES AVAILABLE FOR RECYCLING OF LIVE X-MAS TREES

As done in the previous years, there will be 2 areas where you can drop off your live Christmas trees (without the decorations). One area will be by the pool and the other by the parking lot across 7606. Please do not put any live tree in the trash or recycling enclosure or dumpster. Thank you for recycling.

TRIMMING OF EUC TREES PLANNED DEC 27TH, 28TH, 29TH

Weather permitting, Action Tree Care will be trimming the large Euc trees around the complex on the 27th, 28th, and 29th of this month. If your unit is near one of the eucs, on the day that the crew is there, please keep your windows and doors closed to minimize noise and dust.

SMOKING CAUSING ANNOYANCE; PLEASE SMOKE ONLY IN DESIGNATED AREAS

As you know, the Association has installed 2 smoking stations (one by 7606 and one by 7638). Both stations have benches and containers to discard your cigarette butts. For your convenience, there is also a doggie bag dispenser at each location. These areas are specifically designated for our smoking residents. Otherwise, please don't smoke inside your unit, on your patio or balcony or anywhere near your building. Your neighbors appreciate not having to inhale the 2nd hand smoke. Thank you.

ANNUAL MEETING PLANNED FOR JAN 11, 2018

The Annual Membership meeting is scheduled for **January 11, 2108, at 6PM, at the Goleta Valley Community Center** in Old Town, Goleta. A formal notice/proxy was sent separately along with a self-addressed-stamped envelope for your convenience. Upon receipt, please complete the lower portion and return it to the Association. You may also include a check to our gardener, Jose Soto, in the same envelope. Thank you.

CARPORTS FOR VEHICLES ONLY; DO NOT PARK MOTORBIKE & CAR

Your carports are meant for vehicle storage only. It is not an appropriate place to store your bikes, boxes, or other personal belongings. Please do not try to squeeze your motorcycle and your vehicle in the same space. Your vehicle will stick out and will cause a problem for your neighbors trying to get in or out of their parking space. If you have items stored in your carport, please remove them as they might be discarded without further warning.

ASSOC WELCOMES NEW MEMBER

The Assoc would like to welcome its latest member: Ms. K. Ray.

CHECK FURNACE AND/OR FIREPLACE URGED

To beat the rush, you may want to call the Gas Co. to check your furnace and/or fireplace. Usually, there is no charge. You can call 1-800-427-2200 and follow the menu or prompt. The Gas Co. will not clean, repair or maintain your furnace unit but they will inspect and if needed, tell you the condition of your unit. Having a malfunctioned gas furnace or fireplace can be dangerous and costly.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds. In addition, Visitors are not permitted to bring their pets into the complex. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act. *If you have a guest with a dog, please request that your guest leave the dog at home.*

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's.

**ALL EXTERIOR ALTERATIONS
REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

**MAINTENANCE CONCERNS?
CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what

is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

INFORMATION REQUIRED

As part of the civil codes, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

**PLEASE CALL FOR FASTER RESPONSE
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETING SCHEDULED;
AGENDA ENCLOSED;**

The next monthly Board Meeting is scheduled for **Thursday, December 14, 2017, at 6PM**, at 7610 Hollister Ave (Meeting Room). Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

HAPPY HOLIDAYS!!!

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